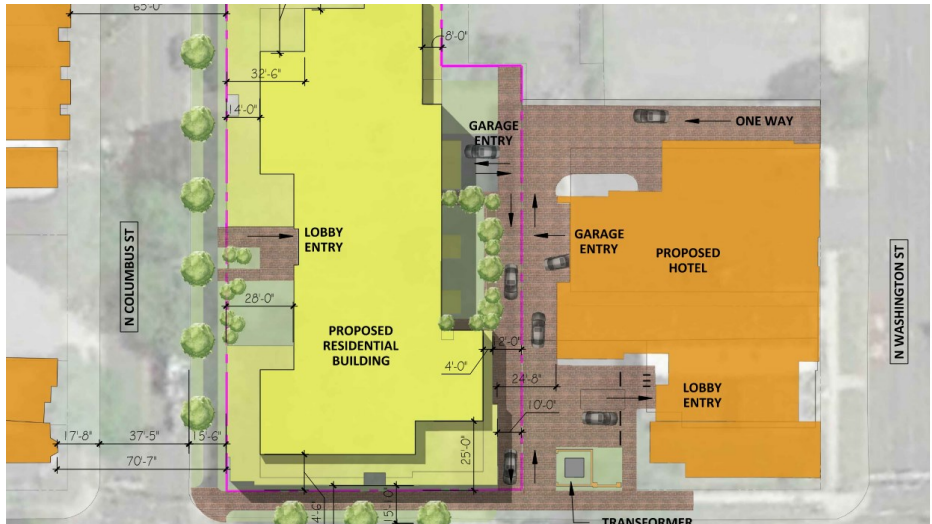


City of Alexandria Development Fact Sheet

805-823 North Columbus Street DSUP 2021-10020



Columbus Street rendering



Proposed site plan



Madison Street elevation

Project Description

The City has received an application to construct a five-story, 78-unit multifamily building on five vacant lots on the corner of North Columbus and Madison streets. The 78-unit building will have below grade parking for 69 vehicles. Access to the parking will be from the north-south alley shared with the adjacent hotel project on North Washington Street. Open space for the residents will be provided on a courtyard in front of the building and at the rear, as well as on the roof. Individual balconies will provide additional open space. The building will provide eight affordable for-sale units. The applicant will make contributions to the Braddock Open Space Fund, Braddock Community Amenities Fund and the Urban Forestry Fund.

Requested Amendments, Special Use Permits & Modifications

- Master plan amendment (MPA) to the Braddock Metro Station SAP height and land use maps
- Rezoning (REZ) from RB/Residential to CRMU-H/Commercial residential mixed use (high)
- Development Special Use Permit (DSUP) with site plan for SUP for increased FAR , Section 7-700 for bonus density for the provision of affordable housing and a parking reduction
- SUP for a Transportation Management Plan
- Modification to the crown coverage requirement

Project Data

Applicant	PT Blooms Development
Site Address	805, 809, 811, 815 and 823 N. Columbus
Lot Area	.57 acres (24,944 square feet)
Current Zone	RB / Residential Townhouse
Proposed Zone	CRMU-H/Commercial residential mixed
Proposed Use	Residential multifamily
Proposed FAR	3.014
Small Area Plan	Braddock Road Metro Small Area Plan

Public Meetings

February 17 and May 19, 2021: Project concept reviews at BAR public hearing.
May 17, 2021: Braddock Metro Neighborhood Plan Implementation Advisory Group.
April 20, 2021: Applicant hosted virtual community meeting.
October 5, 2021: Planning Commission (projected).
October 16, 2021: City Council (projected).

For more information about this application or to tell us what you think:



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